



Revisions to Stormwater Performance Standard for Development

Falls/Jordan New Development Rules

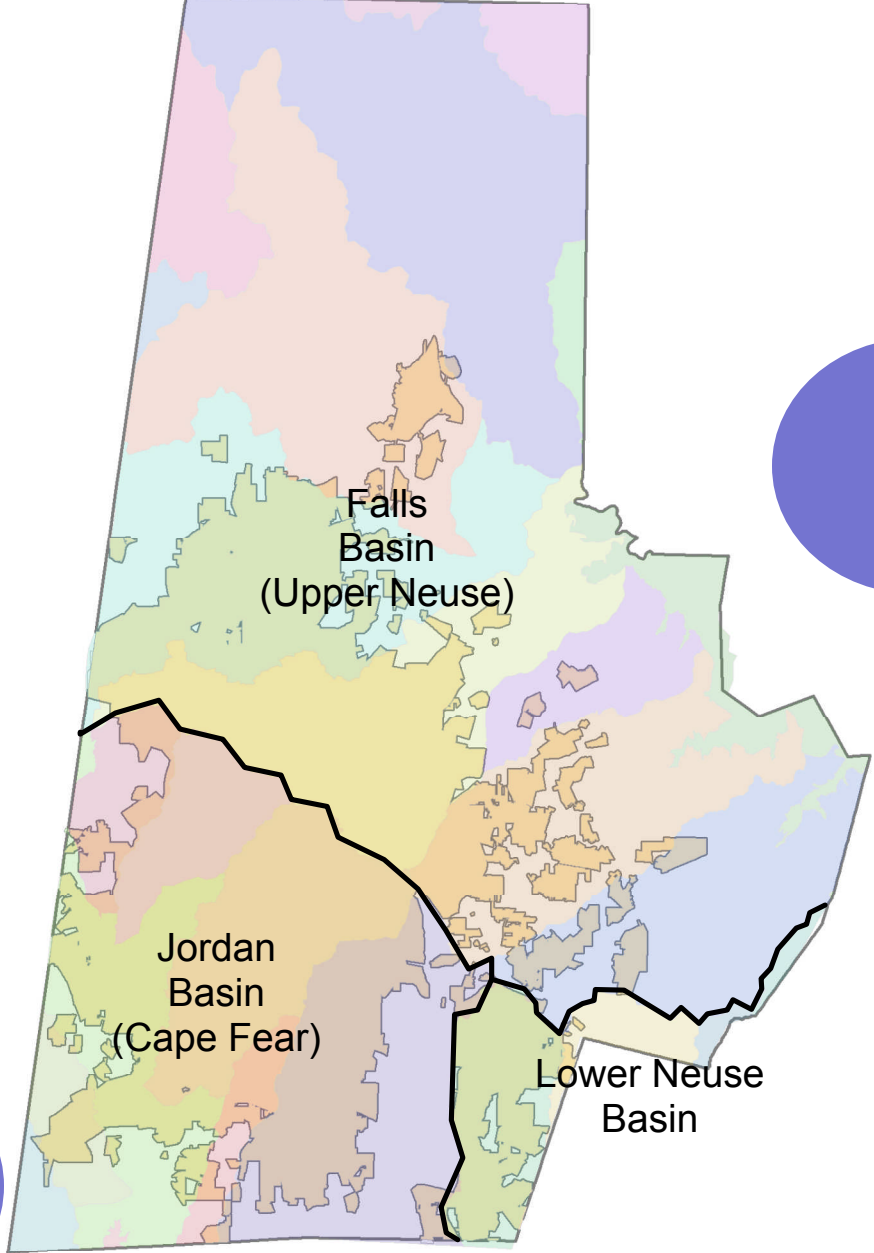


Sandra Wilbur, PE
City Council Work Session August 4, 2011



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Falls
Lake

Jordan
Lake



Nitrogen and Phosphorus

Project Location	Export Limit lbs/acre/year	
	Nitrogen	Phosphorus
Jordan Basin	2.2 <i>(35% Reduction)</i>	0.82 <i>(5% Reduction)</i>
Falls Basin	2.2 <i>(40% Reduction)</i>	0.33 <i>(77% Reduction)</i>
Lower Neuse Basin	3.6 <i>(30% Reduction)</i>	N/A

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Land Disturbance Thresholds

Project Location	Land Disturbance	
	Limited Residential	Multifamily and Other
Jordan Basin	1 acre	0.5 acre
Falls Basin	0.5 acre	12,000 sq. ft.
Lower Neuse Basin	1 acre	0.5 acre

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Onsite Treatment Requirements

Project Location	Onsite Treatment Prior to using offsite reduction methods
Jordan Basin	85% Total Suspended Solids (TSS)
Falls Basin General	50% of Required Nitrogen and Phosphorus Reduction
Falls Basin Downtown and <1acre disturbance	30% of Required Nitrogen and Phosphorus Reduction
Lower Neuse Basin	85% Total Suspended Solids (TSS) For Projects with >24% Impervious

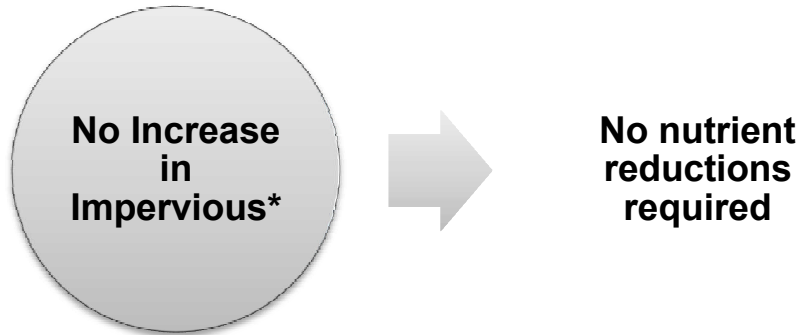
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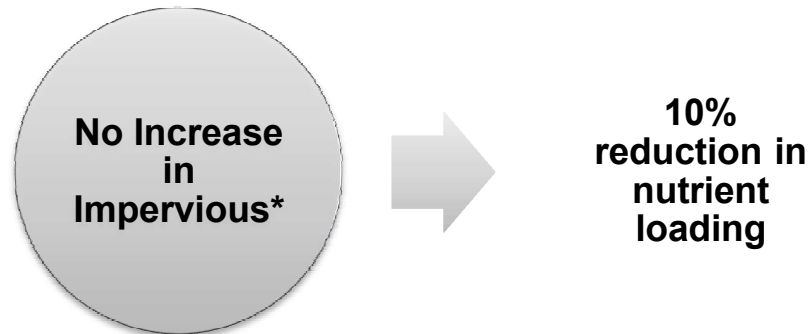


Redevelopment

For Downtown Areas



For Areas Outside of Downtown



* From Baseline dates

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NEW Jordan Falls Lake Accounting Tool



Volume Reduction and Effluent Concentration



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Key Dates for Falls/Jordan New Development Ordinance

Meeting with Development Community	July 26, 2011
Work Session Presentation	August 4, 2011
Submittal to NCDENR	August 10, 2011
Meetings with Development Community	Dates to be Determined
EMC Approval Falls/Jordan	January 2012, May 2012
City Council Meeting for Approval for Implementation	~May 2012
Deadline to Implement the Ordinance	July 12, 2012

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